



City of Greenwood Plan Commission

# Petition

For Office Use Only

Docket # PC2015-030Filing Date 11 MAY 2015 Fee \$770.00PC Date NA PN Date NA

## 1. Petitioner

Name: Mac's Convenience Stores, Circle K MidwestStreet Address: PO Box 347City, State, Zip: Columbus, IN 47201Primary Contact Person regarding this petition: Tim Wallace

Phone: (812) 379-9227 x1201

Fax:

E-Mail: twallace@Circlek.com

## 2. Property Owner

Name: Mac's Convenience Stores, Circle K MidwestStreet Address: PO Box 347City, State, Zip: Columbus, IN 47201

Phone: (812) 379-9227 x1201

Fax:

E-Mail: twallace@Circlek.comApplicant is (circle one): X Sole owner        Joint Owner        Tenant        Agent        Other (specify)

## 2. Property Owner

☐ Annexation☐ Zone Map Change (Rezoning)☐ Primary Plat Approval☐ Secondary Plat Approval☐ Final Plat Change Approval☒ Commercial Site Plan Approval☐ Residential Site Plan Approval☐ Plat Vacation Approval☐ Change in Commitments☐ Ordinance Text Amendment (City Only)

## 4. Premises Affected

Address, Subdivision & Lot Number, or location from major streets: Circle K Gas Mart atSheek Rd. and Worthsville Rd

Total Acreage	1.84 Ac.	Existing Zoning:	C2	Existing Use:	Commercial
		Proposed Zoning:	C2	Proposed Use:	Commercial

## 5. Notarization

The above information and attached exhibits, to my knowledge and belief, are true and correct.

Signature of Applicant Tim Wallace

Notary Public's Name (printed)

Signature of Notary Melissa A. Mahoney

My Commission Expires

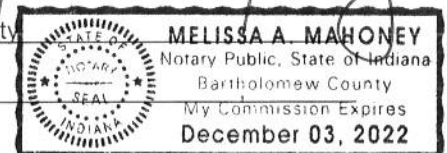
State

County

Subscribed and sworn to before me this

4/23/15

day of





## Attachment E: Detail Data Sheet

Project: Circle K Gas Mart

Docket PC2015-030

### 1. Acreage

Total Acreage: 1.84 Ac.

Proposed Private Acreage: 1.84 Ac.

Proposed Public Acreage: 0 Ac.

### 2. Densities

Number of Lots/Units: \_\_\_\_\_

Units per Acre: \_\_\_\_\_

Estimated Population: \_\_\_\_\_

### 3. Utilities to Serve the Development (Contact list provided.)

- ☒ Greenwood Sanitation
- ☒ Indiana-American Water Co.
- ☐ Bargersville Utilities
- ☐ Private Wells
- ☐ Private Septic
- ☐ Other \_\_\_\_\_
- ☐ Other \_\_\_\_\_

- ☒ Duke Energy
- ☐ Johnson County REMC
- ☐ IPALCO
- ☒ Vectren Energy
- ☐ AT&T
- ☒ CenturyLink
- ☐ Other \_\_\_\_\_

### 4. List any improvements that are to be owned and maintained privately (and by whom):

---

---

---

### 5. For which of the following improvements will you be submitting performance bond estimates as part of your application?

- ☒ Streets
- ☒ Signs and Monuments
- ☒ Sanitary Sewers
- ☐ Off-Site Sewers
- ☒ Dirt Work and Storm Sewers
- ☐ Off-Site Drainage
- ☐ Sidewalks
- ☒ Other: Erosion Control
- ☐ Other: \_\_\_\_\_
- ☐ Other: \_\_\_\_\_



Attn: Joseph P. Heck  
Projects Plus

5/11/2015

Re: Circle K Project  
Worthsville Rd and Sheek Rd  
Greenwood, IN

Dear Mr. Heck:

Please be advised that the proposed site as identified by the address listed above is located within the gas service territory of Vectren Energy Delivery of Indiana, Inc. ("Vectren"). Vectren's engineering department has commenced the design and engineering specifications necessary to extend service to the proposed site and will provide cost estimates to you. Vectren looks forward to working with you to finalize a mutually acceptable proposal for the provision of gas service.

Sincerely,

A handwritten signature in black ink, appearing to read "D. Sherry", with a large, stylized loop at the end.

David Sherry  
Sr. Account Manager  
Vectren Energy Delivery of Indiana, Inc.



2501 Endress Place  
Greenwood, IN 46143

[www.indiana-american.com](http://www.indiana-american.com)

P 317-8810270  
F 317-535-0495

May 11, 2015

Greenwood City Planning Department  
300 S. Madison Ave  
Greenwood, Indiana 46143

Re: Intent to Provide Utility Service at the intersection of Worthsville and Sheek Road

Project: Circle K Project

The preliminary plat/plans for the above-referenced project have been reviewed and a determination has been made that Indiana American Water Co. has the capacity and facilities to adequately service this proposed development, subject to our standard policies and procedures..

This shall not be construed as approval of plans for said project, but rather a statement that adequate capacity and facilities to provide service is available (or can be made readily available). Developer financed main extensions may be required.

If you have any questions, please do not hesitate to contact me at (317) 881-0270 ext. 2.

Sincerely,

Ron Ballard  
Operations Superintendent  
Johnson County District

## Joe Heck

---

**From:** Joe Heck  
**Sent:** Monday, May 11, 2015 7:55 AM  
**To:** 'joseph.neuenschwander@duke-energy.com'  
**Subject:** Circle K Project at Worthsville Road and Sheek Road  
**Attachments:** 15001\_01\_ttl.pdf; 15001\_03A\_geo.pdf; 15001\_08\_utl.pdf; 15001\_02\_exs.pdf

Joe,

I'm seeking a intent to provide service letter for Greenwood. I'm providing a digital submittal for utility review for the Circle K Project at Worthsville Road and Sheek Road, this project is scheduled to be on the June 17, 2015 Greenwood Tech Review and to start construction approximately in July 2015. If you'd like paper copies in lieu of a digital submittal or would like AutoCAD files, please let me know as soon as possible. If you have any questions or comments please feel free to let me know at my contact below.

Thanks,  
Joseph P. Heck,  
Project designer,  
Projects Plus  
2555 Fairview Place, Suite a  
Greenwood, IN 46142  
(317) 882-5003 ext. 300 office  
(317) 882-1082 fax

## Joe Heck

---

**From:** Joe Heck  
**Sent:** Monday, May 11, 2015 7:55 AM  
**To:** 'LARRY.A.TALBOT@centurylink.COM'  
**Subject:** Circle K Project at Worthsville Road and Sheek Road  
**Attachments:** 15001\_01\_ttl.pdf; 15001\_03A\_geo.pdf; 15001\_08\_utl.pdf; 15001\_02\_exs.pdf

Larry,

I'm seeking a intent to provide service letter for Greenwood. I'm providing a digital submittal for utility review for the Circle K Project at Worthsville Road and Sheek Road, this project is scheduled to be on the June 17, 2015 Greenwood Tech Review and to start construction approximately in July 2015. If you'd like paper copies in lieu of a digital submittal or would like AutoCAD files, please let me know as soon as possible. If you have any questions or comments please feel free to let me know at my contact below.

Thanks,  
Joseph P. Heck,  
Project designer,  
Projects Plus  
2555 Fairview Place, Suite a  
Greenwood, IN 46142  
(317) 882-5003 ext. 300 office  
(317) 882-1082 fax

## Joe Heck

---

**From:** Joe Heck  
**Sent:** Monday, May 11, 2015 7:55 AM  
**To:** 'meierk@greenwood.in.gov'  
**Subject:** Circle K Project at Worthsville Road and Sheek Road  
**Attachments:** 15001\_01\_ttl.pdf; 15001\_03A\_geo.pdf; 15001\_08\_utl.pdf; 15001\_02\_exs.pdf

Keith,

I'm seeking a intent to provide service letter for Greenwood. I'm providing a digital submittal for utility review for the Circle K Project at Worthsville Road and Sheek Road, this project is scheduled to be on the June 17, 2015 Greenwood Tech Review and to start construction approximately in July 2015. If you'd like paper copies in lieu of a digital submittal or would like AutoCAD files, please let me know as soon as possible. If you have any questions or comments please feel free to let me know at my contact below.

Thanks,  
Joseph P. Heck,  
Project designer,  
Projects Plus  
2555 Fairview Place, Suite a  
Greenwood, IN 46142  
(317) 882-5003 ext. 300 office  
(317) 882-1082 fax

## Joe Heck

---

**From:** Joe Heck  
**Sent:** Monday, May 11, 2015 7:54 AM  
**To:** 'johnsonr@greenwood.in.gov'  
**Subject:** Circle K Project at Worthsville Road and Sheek Road  
**Attachments:** 15001\_08\_utl.pdf; 15001\_01\_ttl.pdf; 15001\_03A\_geo.pdf; 15001\_02\_exs.pdf

Rodney,

I'm providing a digital submittal for utility review for the Circle K Project at Worthsville Road and Sheek Road, this project is scheduled to be on the June 17, 2015 Greenwood Tech Review and to start construction approximately in July 2015. If you'd like paper copies in lieu of a digital submittal or would like AutoCAD files, please let me know as soon as possible. If you have any questions or comments please feel free to let me know at my contact below.

Thanks,  
Joseph P. Heck,  
Project designer,  
Projects Plus  
2555 Fairview Place, Suite a  
Greenwood, IN 46142  
(317) 882-5003 ext. 300 office  
(317) 882-1082 fax



**RE: Certificate of Sufficiency of Plan**

DATE: 4/24/15

DOCKET #: PC2015-030

ADDRESS WHERE LAND ALTERATION IS OCCURRING: Circle K Gas Mart  
Sheek Rd. and Worthsville Rd

PLAN DATE: April 24, 2015

I hereby certify that to the best of my knowledge and belief:

- 1) The drainage plan for this project is in compliance with drainage requirements as set forth in the Greenwood Subdivision Control Ordinance pertaining to this class of work.
- 2) The calculations, designs, reproducible drawings, master and original ideas reproduced in this drainage plan are under my dominion and control and they were prepared by me and my employees.

Signature: Jeffery K. Smith

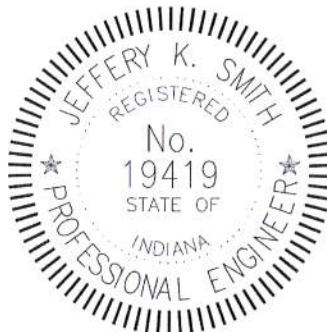
Date: 4/24/2015

Typed or Printed Name: Jeffery K. Smith, P.E.

Phone: (317) 882-5003

Business Address: 2555 Fairview Place, Suite A, Greenwood, IN 46142

☐ Surveyor ☒ Engineer ☐ Architect Indiana Registration Number 19419



**RE: Certificate of Obligation to Observe**

DATE: 4/24/15

DOCKET #: PC2015-030

ADDRESS WHERE LAND ALTERATION IS OCCURRING: Circle K Gas Mart  
Sheek Rd. and Worthsville Rd

PLAN DATE: April 24, 2015

I will perform periodic observations of this project during construction to determine that such land alteration is in accordance with both the applicable drainage requirements and the drainage plan for the project submitted for a drainage permit to the Greenwood Plan Commission.

Signature Jeffery K. Smith

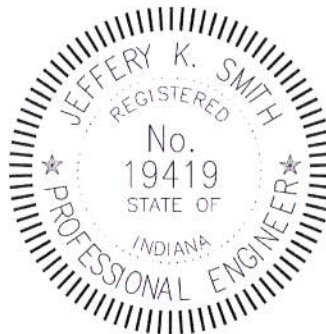
Date 4/24/2015

Typed or Printed Name Jeffery K. Smith P.E.

Phone (317) 882-5003

Business Address: 2555 Fairview Place, Suite A, Greenwood, IN 46142

☐ Surveyor ☒ Engineer ☐ Architect Indiana Registration Number 19419





## Attachment L: Project Routing Sheet

Applicants are required to consult with the Planning Division, the City Engineer, the applicable Fire Department, and the \*Parks Department prior to making application for Primary Subdivisions, Secondary Subdivisions, and Site Development Plans in order to provide general information concerning the site, as well as to familiarize the applicant with the procedures and requirements of the Plan Commission and appropriate Greenwood ordinances. For the purpose of this meeting, the applicant is expected to provide a lot/block layout for Subdivisions (commercial and residential) or provide a general site layout for Site Development Plans.

Project Name: Circle K Gas MartDeveloper: Mac's Convenience Stores, Circle K MidwestFirm Preparing Plans: Projects PlusContact Phone Number: (317) 882-5003**Planning Division**

(317) 881-8698

Date of meeting: 4-22-2015Staff Signature: CEF**Comments:**

*Need to include lighting photometric plan with site development plans. Need 0.0 footcandle along west and north boundaries adjacent to residences.*

**City Engineering**

(317) 887-5230

Date of meeting: 4/22/15Staff Signature: Mark Riddle**Comments:**

- ① Coordination with Worthsville Rd contractor? City needed immediately for any changes to driveways.
- ② Shift Sheek Rd drive to north to avoid utility pole.
- ③ Drainage per Ordinance.
- ④ Coordinate sanitary sewer connection with Keith Meier.
- ⑤ No construction traffic allowed on Central Park Blvd. South

**Fire Department** Gwd: (317) 882-2599 /White River: (317) 888-8337

Date of meeting: Staff

Signature:

**Comments:**

*Need to meet/discuss plans with Fire Dept. (4-22-15, CEF) CHECK SITE ACCESS*

**\*Parks Department**

(317) 881-4545

Date of meeting:

Staff Signature:

**Comments:**

*\*Only for residential developments*



### Attachment M: Take-Off Sheet for Guarantee Estimates

Project Name: Circle K at Sheek Rd. and Worthsville Rd

Docket: PC 2015-030

Address:

## Dirt Work

Dirt Work		Quantity	Unit Price	Gross Price
<i>Rough Grading</i>	Cubic yards of on-site cut/fill	4,103	cy @ \$3.05	/ cy = \$12,514.15
<i>Fine Grading</i>	Linear feet of area swales		lf @ \$1.55	/ lf =
<i>Miscellaneous</i>	Other - list			=
	Other - list			=
	Other - list			=
Dirt Work SUBTOTAL:				\$12,514.15

## Storm Sewers

Structures			Quantity	Unit Price	Gross Price
Curb Inlets			4	ea @ \$1,400.00	/ ea = \$5,600.00
Std. Manholes	Ave. Depth =			ea @	/ ea =
Sp. Manholes				ea @	/ ea =
Sp. Structure				ea @	/ ea =
HDS Unit	Stormceptor 900	1		ea @ \$16,940.00	/ ea = \$16,940.00
Video Inspection, structures & pipe			426	lf @ \$1.00	/ lf = \$500.00
Paved Side Ditch				sq yd @ \$84.50	/ sy =
Concrete Slope Wall				sq yd @ \$140.00	/ sy =
Riprap				sq yd @ \$35.00	/ sy =
#53 Aggregate (granular backfill)			200	tons @ \$17.00	/ ton = \$3,400.00
4" Sump Pump Lateral				lf @ \$10.00	/ lf =
6" Underdrain			355	lf @ \$10.50	/ lf = \$3,727.50

	Size	Type	Depth (ft)					
Pipe	12"	RCP	< 6'	394	lf @	\$20.90	/ lf =	\$8,234.60
	15"	RCP	< 6'	32	lf @	\$26.40	/ lf =	\$844.80
					lf @		/ lf =	
					lf @		/ lf =	
					lf @		/ lf =	
					lf @		/ lf =	
					lf @		/ lf =	
					lf @		/ lf =	
					lf @		/ lf =	
					lf @		/ lf =	
End Sections					lf @		/ lf =	
					ea @		/ ea =	
					ea @		/ ea =	
					ea @		/ ea =	
					ea @		/ ea =	
					ea @		/ ea =	
					ea @		/ ea =	
					ea @		/ ea =	
					ea @		/ ea =	
					ea @		/ ea =	
					Storm Sewers SUBTOTAL:			\$39,246.90

Dirt Work & Storm Sewers TOTAL: \$51,761.05

**Erosion Control**

		Quantity		Unit Price		Gross Price
<i>Seeding</i>	Seed and Mulch	735	sq yd @	\$0.85	/ sq yd =	\$624.75
	Hydro-seed		sq yd @	\$1.75	/ sq yd =	
<i>Sod</i>	Sod		sq yd @	\$5.50	/ sq yd =	
<i>Other</i>	Erosion Control Blanket	1,008	sq yd @	\$1.75	/ sq yd =	\$1,764.00
	Straw Bales		ea @	\$12.50	/ ea =	
	Silt Fence	1,150	lf @	\$2.00	/ lf =	\$2,300.00
	Sand Bags		inlets @	\$75.00	/ inlet =	
	Inlet Protection Bag		ea @	\$210.00	/ ea =	
	Below-grate Basket	4	ea @	\$210.00	/ ea =	\$840.00
	Welded Wire Inlet Protector		ea @	\$78.00	/ ea =	
	Mulch/Rock-filled Knit Bag		ea @	\$68.00	/ ea =	
<i>Miscellaneous</i>	Other - list				=	
	Other - list				=	
	Other - list				=	
Erosion Control TOTAL:						\$5,528.75

**Sanitary Sewers**

		Quantity		Unit Price		Gross Price
<i>Laterals</i>	6" PVC service laterals		lf @	\$15.00	/ lf =	
	6" Ductile iron service laterals		lf @	\$28.00	/ lf =	
	4 ft. diameter manhole, < 6' depth		ea @	\$1,650.00	/ ea =	
	4 ft. diameter manhole, 6' - 8' depth		ea @	\$2,000.00	/ ea =	
	4 ft. diameter manhole, 8' - 10' depth		ea @	\$2,200.00	/ ea =	
	4 ft. diameter manhole, 10' - 12' depth		ea @	\$2,540.00	/ ea =	
	4 ft. diameter manhole, 12' - 14' depth		ea @	\$2,900.00	/ ea =	
	4 ft. diameter manhole, >14' depth		ea @	\$3,270.00	/ ea =	
<i>Backfill</i>	Tons of granular backfill, #6 - #9 stone		tons @	\$20.50	/ ton =	
	Tons of granular backfill, pit run		tons @	\$14.00	/ ton =	
	Tons of granular backfill, #53 stone		tons @	\$17.00	/ ton =	
<i>Other</i>	Temporary cleanouts		ea @	\$300.00	/ ea =	
	8" x 6" wyes		ea @	\$75.00	/ ea =	
	10" x 6" wyes		ea @	\$150.50	/ ea =	
	12" x 6" wyes		ea @	\$235.00	/ ea =	
	Sp. structures		ea @		/ ea =	
	Sp. structures		ea @		/ ea =	
	Sp. structures		ea @		/ ea =	
<i>Pipe</i>	Size	Type	Depth			
				lf @	/ lf =	
				lf @	/ lf =	
				lf @	/ lf =	
				lf @	/ lf =	
				lf @	/ lf =	
				lf @	/ lf =	
				lf @	/ lf =	
				lf @	/ lf =	
				lf @	/ lf =	
Sanitary Sewers TOTAL:						

**Streets**

	Quantity		Unit Price		Gross Price
Concrete Streets With integral curbs		sq yd @	\$35.00	/ sq yd =	
Asphalt Streets Curb and gutter		lf @	\$18.00	/ lf =	
Base stone compacted, #2		tons @	\$17.00	/ ton =	
Base stone compacted, #53		tons @	\$20.00	/ ton =	
Bituminous base		tons @	\$54.00	/ ton =	
Bituminous binder		tons @	\$59.00	/ ton =	
Bituminous surface		tons @	\$75.00	/ ton =	
Bituminous tack coat		gal. @	\$2.50	/ gal. =	
Guardrail		lf @	\$34.00	/ lf =	
Streets TOTAL:					

**Sidewalks**

	Quantity		Unit Price		Gross Price
Concrete sidewalk		sq yd @	\$38.00	/ sq yd =	
Asphalt pathway		sq yd @	\$30.00	/ sq yd =	
ADA ramp		ea @	\$800.00	/ ea =	
Sidewalks TOTAL:					

**Surveying Monuments & Street Signs**

	Quantity		Unit Price		Gross Price
Standard centerline monuments		ea @	\$200.00	/ ea =	
Standard perimeter monuments		ea @	\$250.00	/ ea =	
Standard Street name signs		ea @	\$365.00	/ ea =	
Traffic control signs		ea @	\$275.00	/ ea =	
Traffic control barricades, permanent		ea @	\$495.00	/ ea =	
Signs & Monuments TOTAL:					

**Guarantee Summary**

		Total	Performance Guarantee (110% of Total Cost)	Maintenance Guarantee (20% of Performance)	(20%)
Guarantee 1	Dirt Work & Storm Sewers	\$51,761.05	x 1.10 = \$56,937.16	x 0.20 =	\$11,387.43
Guarantee 2	Erosion Control	\$5,528.75	x 1.10 = \$6,081.63	x 0.20 =	\$1,216.33
Guarantee 3	Sanitary Sewers		x 1.10 =	x 0.20 =	
Guarantee 4	Streets		x 1.10 =	x 0.20 =	
Guarantee 5	Sidewalks		x 1.10 =	x 0.20 =	
Guarantee 6	Surveying Monuments & Street Signs		x 1.10 =	x 0.20 =	

**Comments:**

Bond Estimates prepared by:



Signature / Title

Project Designer

April 24, 2015

Date

Joseph P. Heck, Projects Plus

Printed Name

Reviewed and Approved by:

City Engineering Division

Date



# Stormceptor '13

Model	Size	Sump Depth	Floor	Depth below Out IE	Heaviest Pick	Price
STC-450i	48"dia	5.00'	0.58'	5.58'	5,740#	\$7,750.00
STC-900	72"dia	4.58'	0.67'	5.25'	13,140#	\$12,100.00
STC-1200	72"dia	5.83'	0.67'	6.50'	13,140#	\$13,700.00
STC-1800	72"dia	8.67'	0.67'	9.33'	13,140#	\$15,250.00
STC-2400	72"/96"dia	8.17'	0.83'	9.00'	15,500#	\$16,500.00
STC-3600	72"/96"dia	12.00'	0.83'	12.83'	15,500#	\$17,500.00
STC-4800	72"/120"dia	10.67'	1.00'	11.67'	21,100#	\$21,600.00
STC-6000	72"/120"dia	13.00'	1.00'	13.00'	21,100#	\$22,700.00
STC-7200	72"/144"dia	11.08'	1.00'	12.08'	25,500#	\$33,300.00
STC-11000	Twin 72"/120"dia	11.25'	1.00'	12.25'	21,100#	\$43,300.00
STC-13000	Twin 72"/120"dia	13.25'	1.00'	14.25'	21,100#	\$46,400.00
STC-16000	Twin 72"/144"dia	11.50'	1.00'	12.50'	25,500#	\$56,700.00

INSTRUCTIONS \*  
 \$ 10,850  
 \$ 16,940  
 \$ 19,180  
 \$ 21,350  
 \$ 23,100  
 \$ 24,500  
 \$ 30,240  
 \$ 31,780  
 \$ 46,620  
 \$ 60,620  
 \$ 64,960  
 \$ 79,380

Units STC-450i through STC-7200 as single footprint. Single influent inline units require only 1" drop through the structure.

Multiple influent inline units require 3" drop through the structure. Influent line on STC-450i require 3" drop through the structure

Units STC-11000 through STC-16000 twin footprint inline units placed 15' c-c requiring only 3" drop through the structures.

All units designed are typical 95% to 97% effective in containment of non-emulsed, floatable hydrocarbons.

Submerged outlet units require site specific modifications that may increase cost 3% to 5%.

%TSS removal sizings are pending site specific data, subject to approval by the engineer.

Prices F.O.B. jobsite plus applicable taxes. Contractor to unload. Materials complete inclusive of casting.

**Confidential: Not for Open Records. This information is for the sole use of review by the engineer for compliance to project specifications. Prices are Stormceptor units only and do not include installation costs but above data may assist in estimating those costs.**

\* FY1  
 Common Installation Costs ARE 40% OF MATERIAL COSTS.



City of Greenwood Plan Commission

## Attachment N: Outside Review Agreement

### AGREEMENT BETWEEN APPLICANT AND CITY OF GREENWOOD FOR INDEPENDENT ENGINEERING SERVICES FOR DEVELOPMENT PLAN REVIEW

SUBJECT PROJECT: Circle K Gas Mart

DEVELOPER OR OWNER OF THE REAL ESTATE (APPLICANT): Mac's Convenience Stores, Circle K Midwest

ADDRESS: Sheek Rd. and Worthsville Rd

WHEREAS, the Applicant desires to develop a certain parcel of real estate that has been submitted to the Greenwood Advisory Plan Commission for development approvals, which is referred to above as the "SUBJECT PROJECT"; and

WHEREAS, the City desires to expedite plan review for subdivision platting, site development, and construction and acceptance of developer or owner-installed infrastructure for said subject subdivision project; and

WHEREAS, the Applicant agrees to pay all sums necessary for the compensation of the Independent Engineer who is providing engineering services to the City for development plan review of the Applicant's project; and

WHEREAS, the Independent Engineer and the City shall keep detailed time and expense records for the Applicant's Project referred to above; and

WHEREAS, Applicant has agreed to pay Five Hundred Dollars (\$500.00) for the Independent Engineer's preliminary review of the platting, site development, and construction plans and all related matters on Applicant's subject development project until the City approves the plat or the site development plan and issues a land alteration permit; and

WHEREAS, the Developer agrees to pay, upon execution of this Agreement, the estimated amount of Independent Engineer fees set forth above,

NOW, THEREFORE, THE PARTIES AGREE AS FOLLOWS:

1. The Applicant has paid the Five Hundred Dollars (\$500.00) non-refundable minimum review fee to begin the preliminary review by the Independent Engineer of its tendered primary plat, secondary plat, site development plan, and construction plans for the Applicant's project of Circle K Gas Mart.
2. The Applicant shall hold the City harmless from any claim for liability from anyone arising out of any act of the Applicant in performing this Agreement.
3. The City agrees to require the Independent Engineer to present to the City an itemized invoice showing its staff's time and expenses to the nearest quarter hour for each individual project.
4. In the event Applicant is not a sole proprietor, the person signing in its behalf hereby represents and warrants that his or her organization has taken the appropriate action to authorize his or her signature on this document.
5. The parties agree that should the Independent Engineer's fees exceed the \$500.00 non-refundable minimum, the Applicant shall promptly pay for the additional review time at the rate of \$125.00 per hour upon presentation by the city of an itemized invoice showing the additional time and expense for the project review. The full fee shall be paid before the Land Alteration Permit will be issued.

WHEREFORE, the Applicant has hereunto set his/her/its hand this 24th day of April, 2015.

"APPLICANT"

By:

Title:

Director of Facility

Company: Mac's Convenience Stores, Circle K Midwest

"CITY OF GREENWOOD"

By:

Title:

PLANNING DIRECTOR



Changes Made on (date) \_\_\_\_\_

# CIRCLE 'K' CONVENIENCE STORE @ CENTRAL PARK OUTLOT

CENTRAL PARK, SECTION 1  
ZONED R-3

PROP. BUILDING

(CANOPY)

CENTRAL PARK BLVD. SOUTH  
(LOCAL)

CENTRAL PARK, SECTION 5  
ZONED R-3

SHEEK RD. (C.R. 125 E.)  
(PRIMARY)

WORTHSVILLE RD. (C.R. 750 N.)  
(PRIMARY)



NORTH

SCALE 1" = 60'

**PROJECTS *plus***

GREENWOOD SURVEYING COMPANY

CIVIL ENGINEERING - LAND SURVEYING  
LAND PLANNING - CONSTRUCTION MANAGEMENT  
2555 Fairview Place Suite A - Greenwood, Indiana 46142  
(317)-882-5003

# CIRCLE 'K' CONVENIENCE STORE @ CENTRAL PARK OUTLOT

## LEGAL DESCRIPTION

A PART OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 13 NORTH, RANGE 4 EAST OF THE SECOND PRINCIPAL MERIDIAN IN JOHNSON COUNTY, INDIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

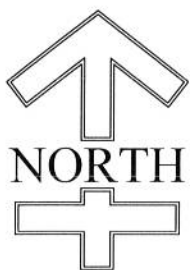
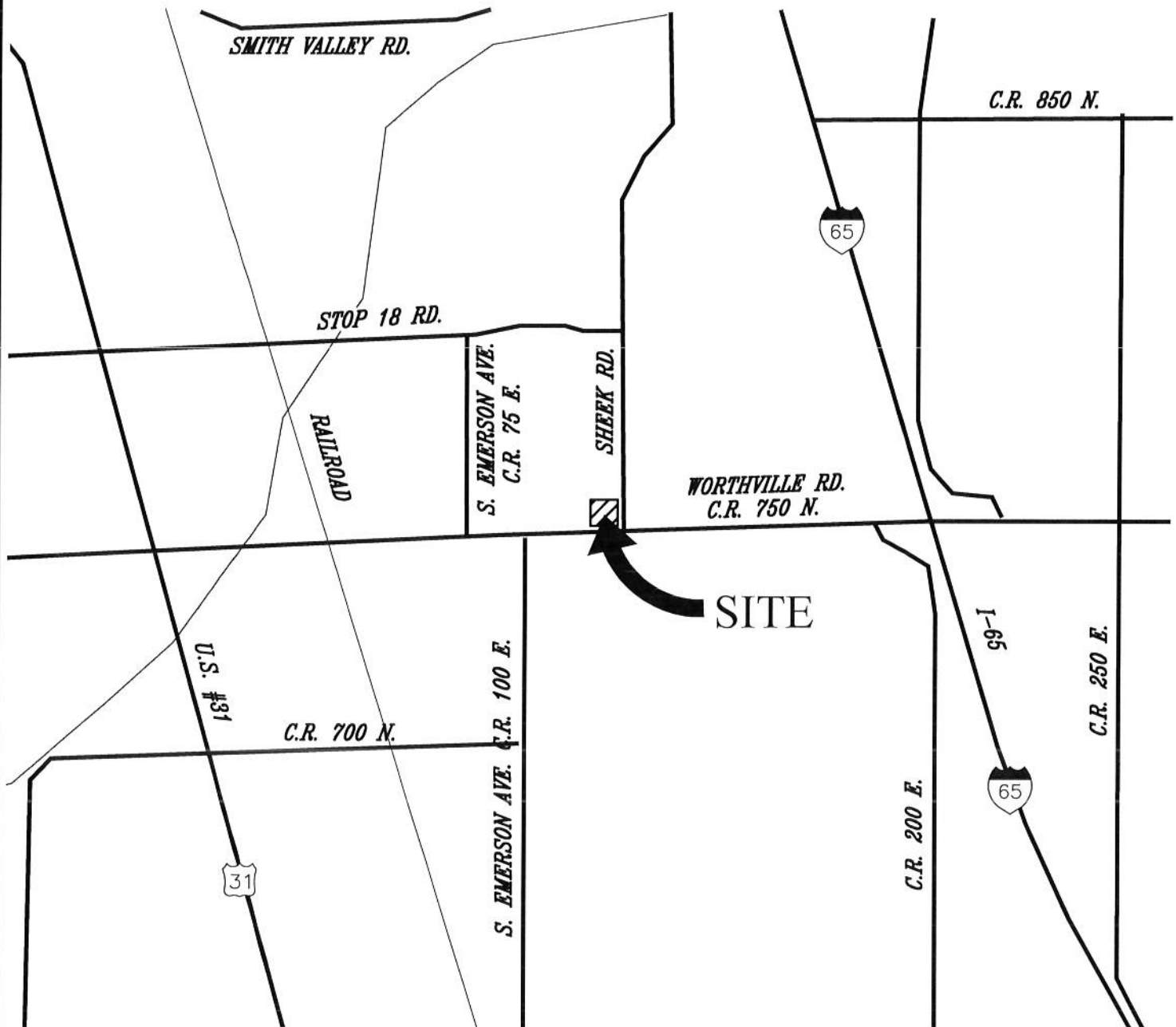
COMMENCING AT A 5/8" REBAR MARKING THE SOUTHWEST CORNER OF THE SAID NORTHWEST QUARTER SECTION; THENCE NORTH 87 DEGREES 56 MINUTES 29 SECONDS EAST (ASSUMED BEARING) ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER SECTION A DISTANCE OF 1032.73 FEET TO THE SOUTHEAST CORNER OF CENTRAL PARK SECTION 5, A SUBDIVISION IN JOHNSON COUNTY, INDIANA, THE PLAT OF WHICH IS RECORDED AS INSTRUMENT NUMBER 2002-005799 IN THE OFFICE OF THE RECORDER OF JOHNSON COUNTY, INDIANA. THE NEXT FIVE (5) DESCRIBED COURSES ARE ALONG THE EAST LINE OF SAID CENTRAL PARK SECTION 5; (1) THENCE NORTH 00 DEGREES 28 MINUTES 28 SECONDS WEST A DISTANCE OF 65.03 FEET TO THE POINT OF BEGINNING OF THIS DESCRIBED TRACT; (2) THENCE CONTINUING NORTH 00 DEGREES 28 MINUTES 28 SECONDS WEST 120.04 FEET; (3) THENCE NORTH 87 DEGREES 56 MINUTES 32 SECONDS EAST A DISTANCE OF 15.28 FEET; (4) THENCE NORTH 00 DEGREES 28 MINUTES 28 SECONDS WEST A DISTANCE OF 133.99 FEET; (5) THENCE NORTH 15 DEGREES 31 MINUTES 19 SECONDS WEST A DISTANCE OF 79.15 FEET TO THE SOUTH LINE OF CENTRAL PARK SECTION 1, A SUBDIVISION IN JOHNSON COUNTY, INDIANA, THE PLAT OF WHICH IS RECORDED AS INSTRUMENT NUMBER 2000-010169 IN THE OFFICE OF THE RECORDER OF JOHNSON COUNTY, INDIANA; THENCE SOUTH 89 DEGREES 58 MINUTES 09 SECONDS EAST ALONG THE SOUTH LINE OF SAID CENTRAL PARK SECTION 1 A DISTANCE OF 259.98 FEET TO THE EAST LINE OF "DEDICATION OF PUBLIC RIGHT-OF-WAY" RECORDED AS INSTRUMENT NUMBER 2001-007667 IN THE OFFICE OF SAID RECORDER. THE NEXT TWO (2) DESCRIBED COURSES ARE ALONG LAST SAID EAST LINE; (1) THENCE SOUTH 00 DEGREES 01 MINUTE 51 SECONDS WEST 311.62 FEET; (2) THENCE SOUTH 43 DEGREES 59 MINUTES 12 SECONDS WEST 14.42 FEET TO THE NORTH LINE OF AN EXISTING 65' PUBLIC RIGHT-OF-WAY PER CAUSE NUMBER 41501-1106-PL-00054 AND SETTLEMENT AGREEMENT DATED APRIL 24, 2013; THENCE ALONG LAST SAID NORTH LINE SOUTH 87 DEGREES 56 MINUTES 29 SECONDS WEST 241.93 FEET TO THE POINT OF BEGINNING CONTAINING 1.840 ACRES, MORE OR LESS, SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIONS.

## PROJECTS *plus*

GREENWOOD SURVEYING COMPANY

CIVIL ENGINEERING - LAND SURVEYING  
LAND PLANNING - CONSTRUCTION MANAGEMENT  
2555 Fairview Place Suite A - Greenwood, Indiana 46142  
(317)-882-5003

# CIRCLE 'K' CONVENIENCE STORE @ CENTRAL PARK OUTLOT



SCALE 1" = 2000'

## PROJECTS *plus*

GREENWOOD SURVEYING COMPANY

CIVIL ENGINEERING — LAND SURVEYING  
LAND PLANNING — CONSTRUCTION MANAGEMENT  
2555 Fairview Place Suite A — Greenwood, Indiana 46142  
(317)-882-5003



## RECEIPT

City of Greenwood, Indiana  
Department of Community Development Services

DATE: **May 11, 2015**

RECEIPT NO: **240006912**

RECEIVED FROM: **Northpointe Engineering and Surveying**

**\$1,266.00**

THE SUM OF **One Thousand Two Hundred Sixty Six Dollars and 0/100**

DOLLARS

ON ACCOUNT OF		REFERENCE	PAYMENT TYPE	CHECK NO	AMOUNT
Plan Commission Filing Fees	2	PC2015-029	Check	6441	\$751.00
Technology Fee	0	PC2015-029	Check	6441	\$15.00
Outside Review Fees	0	PC2015-029	Check	6442	\$500.00

DESCRIPTION **Filing Fees for 1614-1620 West Smith Valley Road**

All Technology Fees are included in the original permit fee as shown in the "Official Fee Schedule" of the City of Greenwood. Technology Fees are separated on this receipt for accounting purposes only.

RECEIVED BY: *Bill Peeples*





# Commercial Site Plan

## Step 1: Application

**Pre-Application Meeting.** At least one week prior to the intended filing of the petition, the applicant must discuss the potential application with Staff for the purpose of becoming familiar with requirements, procedures, deadlines, and hearings. At this meeting, Staff will sign off on Attachment L: Project Routing Sign-Off Sheet. Also contact the Engineering Division at (317) 887-5230 about any necessary agreements or guarantee estimates that may be needed as part of this project.

**Making Application.** The applicant must make an appointment with Staff in order to file an application by calling (317) 881-8698. A complete Application and all required attachments are to be submitted by the date shown on the Application Schedule. If the application is not complete, it will be returned to the applicant with the deficiencies identified. Applications submitted or completed after the posted submittal deadline will be placed on the application cycle for the next regular meeting.

### Items Required for a Complete Application

- ☒ **Application Fee.** Make checks payable to "The City of Greenwood". (Check for ~~\$800.00~~ <sup>770.00</sup> required)
  - Site Development Plan: \$750 (includes \$15 technology fee) plus \$10 per acre.
  - Change in Previously Approved Plan: \$100 plus (includes \$10 technology fee) \$10 per acres
- ☒ **Outside Review Deposit.** \$500.00. Make separate check payable to "The City of Greenwood"
- ☒ **Application Form.** All items must be fully completed and either typewritten or printed in ink. The application must be signed by the applicant(s) and notarized.
- ☐ **Attachment D:** Affidavit and Consent of Property Owner. (Submit only if the owner is different from the applicant.)
- ☒ **Attachment E:** Detailed Data Sheet
- ☒ **Attachment F:** Intent to Provide Utility Service (one copy from each provider)
- ☒ **Attachment G:** Certificate of Sufficiency of Plan (original and one copy)
- ☒ **Attachment H:** Certificate of Obligation to Observe (original and one copy)
- ☐ **Attachment J:** Waiver Request (if applicable)
- ☒ **Attachment L:** Project Routing Sign-Off Sheet – must be completed by all applicable departments
- ☒ **Attachment M:** Take-Off Sheets for Guarantee Estimates (download spreadsheet for this form at: <http://www.greenwood.in.gov/egov/apps/document/center.egov?view=item;id=1373>)
- ☒ **Attachment N:** Outside Review Agreement
- ☒ **Attachment S:** Impervious Surface Area Change Form
- ☐ **Johnson County Drainage Board Report:** (if applicable) (317) 736-3933 (two copies)
- ☒ **Drainage Calculations and Watershed Map:** (2 copies)
- ☒ **Reproducible Site Development Plan:** Submit one basic, overall plan that is 11" x 17" or smaller in size on a separate sheet.
- ☐ **Recorded Commitments:** Submit one copy of the recorded commitments associated with the rezoning of this property (if applicable).
- ☒ **Legal Description:** A legal description of the subject property is required.
- ☒ **Site Development Plan:** Site Development Plans shall be prepared in accordance with Greenwood Municipal Code Chapter 10-460 of the Zoning Ordinance, which describes the necessary information on a sheet-by-sheet basis. Submit **three full sets** that are 24" x 36" in size.
- ☒ **Electronic Copy of Plat and Plans.** Submit one copy of the plan set in a .pdf format on compact disk or other portable media device.
- ☒ **Vicinity Map:** 8 1/2"x11" in size showing where the property is located in Greenwood, making sure major streets are labeled. Scale should be approximately 1:1,000.

## Bill Peeples

---

**From:** Joe Heck <jheck@projectsplus.org>  
**Sent:** Thursday, April 16, 2015 4:56 PM  
**To:** Bill Peeples  
**Subject:** Address  
**Attachments:** 15001\_01\_ttl.pdf

Bill,

Do we have, or can I get set an address for the Circle K at Sheek Rd and Worthsville Road? See the attached sheet, it's located on the northwest corner.

Thanks,  
Joseph P. Heck,  
Project Designer,  
Projects Plus  
2555 Fairview Place, Suite A  
Greenwood, IN 46142  
(317) 882-5003 ext. 300 Office  
(317) 882-1082 Fax

**SHEET 1 OF 18**  
**JOB NUMBER: 15001**



**BMP OPERATIONS AND  
MAINTENANCE MANUAL**

**Circle K Gas Mart  
At  
Sheek Rd. and Worthsville Rd**

**City of Greenwood, Johnson County, Indiana**



2555 Fairview Place, Suite A  
Greenwood, Indiana 46142

OFFICE (317) 882-5003  
FAX (317) 882-1082

LAND PLANNING • ENGINEERING • SURVEYING • PROJECT MANAGEMENT

**April 24, 2015**

### **BMP Owner**

Name: Mac's Convenience Stores, Circle K Midwest

Address: PO Box 347  
Columbus, IN 47201

Contact: Tim Wallace

Phone #: (812) 379-9227 x1201

Fax#

E-Mail: twallace@Circlek.com

### **Purpose and Specific Narrative**

Urban Stormwater runoff contains many types and forms of pollutants. When compared to stormwater run-off from pre-developed conditions, high concentrations and some contaminants that are not naturally present in surface runoff from undeveloped local lands are found. Runoff from undeveloped watersheds contains sediment particles, oxygen-demanding compounds, nutrients, metals, and other constituents. Once developed, constituent loads increase because surface runoff volumes increase and the sources of many of these pollutants also increase. Supplemental applications of compounds, such as fertilizers, also tend to increase the availability of some pollutants to stormwater runoff.

Runoff water quality in urban areas can be extremely detrimental to local habitat. Paved surfaces and standing water bodies for stormwater management control elevate the temperature of water entering streams. Chemicals in standing water and ponds are oxidized, resulting in depressed levels of dissolved oxygen. Increased runoff volumes and rates create scour and deposition damage to in stream habitat. Activities in urbanized areas, such as vehicular traffic, deposit pollutants such as heavy metals and oil and grease on paved surfaces where they easily wash off into streams.

Best management practices (BMP's), both structural and non-structural, can reduce the pollutants in stormwater.

The BMP for this site is the STORMCEPTOR® SQTU. (Structural) and Detention Ponds (non-structural)

#### **1. Stormceptor Overview**

The Stormceptor System is a water quality device used to remove total suspended solids (TSS) and free oil (TPH) from storm water run-off. Stormceptor takes the place of a conventional manhole or inlet structure within a storm drain system. Rinker Materials manufactures the Stormceptor System with pre-cast concrete components and a fiberglass disc insert.

## **2. Stormceptor System Operation**

The Stormceptor consists of a lower treatment chamber, which is always full of water, and a by-pass chamber. Storm water flows into the by-pass chamber via the storm sewer pipe or grated inlet (Inlet Stormceptor). Normal flows are diverted by a weir and drop arrangement into a treatment chamber. Water flows up through the submerged outlet pipe based on the head at the inlet weir and is discharged back into the by-pass chamber downstream of the weir. The downstream section of the pipe is connected to the outlet sewer pipe. Oil and other liquids with a specific gravity less than water rise in the treatment chamber and become trapped under the fiberglass weir. Sediment will settle to the bottom of the chamber by gravity. The circular design of the treatment chamber is critical to prevent turbulent eddy currents and to promote settling. During infrequent high flow conditions, storm water will by-pass the weir and be conveyed to the outlet sewer directly. The by-pass is an integral part of the Stormceptor since other oil/grit separators have been noted to scour during high flow conditions (Schueler and Shepp, 1993). For further details please refer to *The Stormceptor System Technical Manual*.

The key benefits of Stormceptor include:

- Capable of removing more than 80% of the total sediment load when properly applied as a source control for small drainage areas
- Removes free oil from storm water during normal flow conditions
- Will not scour or resuspend trapped pollutants
- Ideal spill control device for commercial and industrial developments
- Vertical orientation facilitates maintenance and inspections

## **3. Identification of Stormceptor**

All In-Line (including Submerged) Stormceptors are provided with their own frame and cover. The cover has the name STORMCEPTOR clearly embossed on it to allow easy identification of the unit. The name Stormceptor is not embossed on the inlet models due to the variability of inlet grates used/approved across North America. You will be able to identify the Inlet Stormceptor by looking into the grate since the insert will be visible. Once you have located a unit, there still may be a question as to the size of the unit. Comparing the measured depth from the water level (bottom of insert) to the bottom of the tank with Table 1 should help determine the size of the unit.

The SQTU owner will need to provide inspection and maintenance for the STORMCEPTOR® Units. Please refer to the STORMCEPTOR® System Owners Manual and Inspection/Maintenance checklists for detailed descriptions of the maintenance requirements for the Stormceptor system.

## **4. Specific STORMCEPTOR® Systems utilized on this site**

Structure 600, located prior to Stormwater entering existing storm sewer system at 56 L.F. west of Sheek Road and 365 L.F. north of Worthsville Rd., Stormceptor Model STC 900.

## **Inspection and fees**

The City reserves the right to annually inspect permanent BMP's. The BMP owner agrees to pay all the fees required by the City of Greenwood, including annual inspection fees, and/or any additional fees required.

Routine inspections are responsibility of the BMP owner and should be performed at a minimum of every six months. Maintenance is also the responsibility of the owner. The BMP owner shall be financially responsible for any maintenance or repairs required by the City or its representatives during the City's inspections. The approved maintenance plan and inspection forms provided with this manual should be used as guidance for performing maintenance activities. Completed inspection forms must be maintained by the BMP owner and produced upon request by the City. The city must be notified of any changes of BMP ownership, major repairs or BMP failure in writing within 30 days. The letter should be addressed to:

City of Greenwood  
Engineering Department  
300 S. Madison Ave.  
Greenwood, IN 46142

The City and/or its representatives have the right to enter the property to inspect BMPs and ponds. In the event that the City finds a BMP in need of maintenance or repair, the City will notify the BMP owner of the necessary maintenance or repairs and give the landowner a timeframe for completing the maintenance or repairs. If the maintenance or repairs are not completed within the timeframe, the City shall perform the maintenance or repairs and bill the landowner for the actual costs for the work.

## **STORMCEPTOR® Inspection & Maintenance Activities**

Refer to the Owners manual and inspection checklist provided with this manual for operation, maintenance and inspection of the STORMCEPTOR® SQTU. The checklist is for the use of the owner in performing routine inspections. The City will perform annual inspections of the SQTU's, using a similar checklist. The developer/owner is responsible for the cost of maintenance and annual inspections. The BMP owner must maintain and update the BMP operations and maintenance plan. At a minimum, the operations and maintenance plan must include, but is not limited to:

1. Inspection for any blockages or debris on insert disk
2. Inspection and maintenance procedure as called for in The Stormceptor System Owners Manual.

BMP owners must routinely inspect SQTU's to verify that all SQTU components are functioning as designed and are not in danger of failing. All SQTU's need maintenance to function as water quality enhancements.

Inspections must be documented on the inspection form included in this Operation and Maintenance Manual.

The BMP owner agrees to the attached inspection and maintenance program as defined on (pages four through eight of the Stormceptor System Owner's Manual.)

### **ADDITIONAL MAINTENANCE**

#### **Infrastructure Maintenance:**

- BMP Owners must routinely inspect all private infrastructure BMPs including but not limited to storm sewer pipes, structures, end sections, and ditches/swales to verify that all the BMP components are functioning as designed and are not in danger of failing.
- Outlet control structures and downstream runoff points shall be inspect to verify that no negative impact has occurred. If such occurrence has been discovered the BMP Owner shall remedy the situation immediately.
- Sediment that collects in any storm sewer shall be removed when it adversely affects the ability and perform of the structure. All inlet castings should be inspected monthly and after each rainfall event. More frequent inspections should be performed in areas where there is higher potential for trash or litter and during the fall when leafs are present on the ground. Catch basins should be inspected for sediment depth. The maximum depth shall be  $\frac{1}{4}$  of the pipe diameter, with a maximum of 6", i.e. a 12" pipe shall have a maximum sediment depth of 3".
- Any damage, failing or missing storm sewer castings or structures shall be replaced.

# Additional Maintenance Checklist for BMP Owners

Maintenance Item	Satisfactory/ Unsatisfactory	Comments
<b>Infrastructure</b> (Inspect annually)		
1. Sedimentation noted		
2. Sediment cleanout needed (over 50% full)		
3. Storm sewer line, structures and castings		
4. Flowline of ditches and swales		
5. Complaints from residents		
6. Public hazards (describe)		

## Tabular inspection table:

Date installed \_\_\_\_\_

Month after installation	1	2	3	4	5	6	7	8	9	10	11	12
Check for obstructions in inlet and outlet						x						x
Check oil depth						x						x
Check sediment depth						x						x

Owner Acknowledgement

This Operation and Maintenance Manual is submitted to the City of Greenwood with the intent to insure the longevity and adequate functioning of the Stormceptor SQTUs and ponds being utilized on this site. By submitting this Operation and Maintenance Manual to the City of Greenwood and installing the Stormceptor SQTU and ponds, the BMP Owner noted on the previous page agrees to follow and abide by the inspection schedule and maintenance activities listed in this manual. The BMP Owner noted on the previous page is responsible for any additional maintenance and/or repair activities to maintain the function and longevity of the BMPs (both structural and non-structural).

Representative of BMP Owner Signature:

Tim Wallace

Tim Wallace  
Printed

Before Me, the undersigned, a Notary Public in and for said County and State,  
Personally appeared Tim Wallace Owners./Agent, subscribed and  
sworn before me this 23 day of April, 2015.

\_\_\_\_\_  
County of Residence

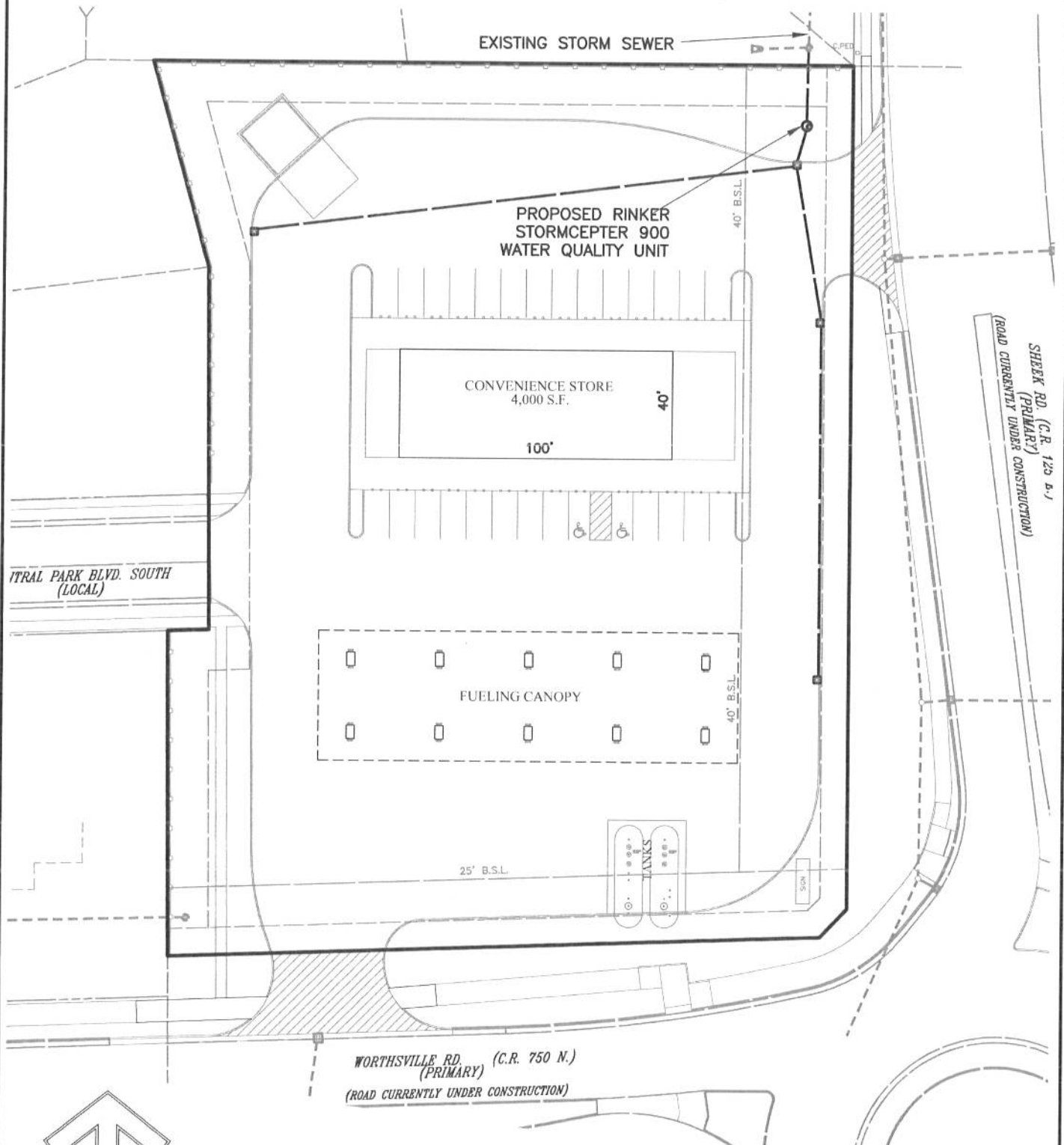
Melissa A Mahoney  
Signature

\_\_\_\_\_  
Commission Expiration Date

\_\_\_\_\_  
Printed Name



# CIRCLE 'K' GAS MART @ CENTRAL PARK OUTLOT



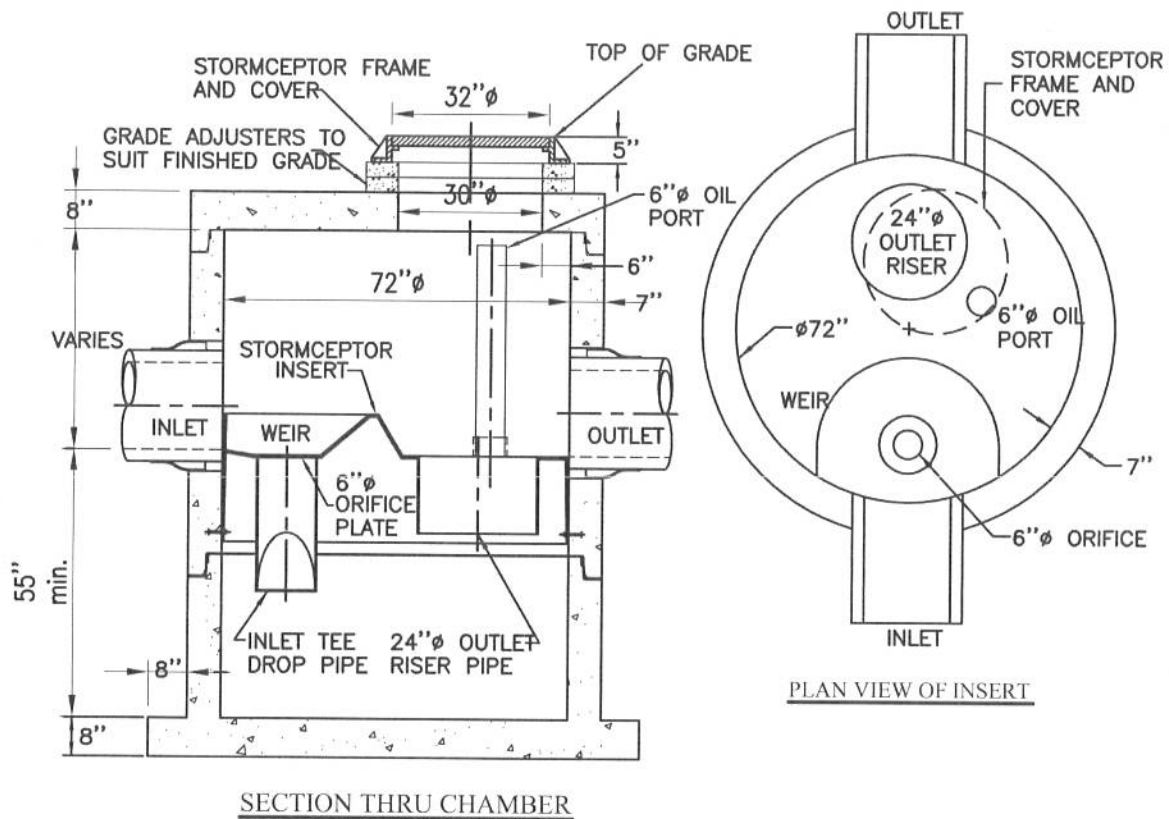
SCALE 1" = 50'

## PROJECTS *plus*

GREENWOOD SURVEYING COMPANY

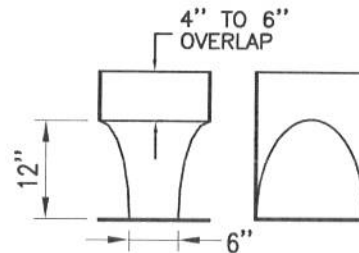
CIVIL ENGINEERING - LAND SURVEYING  
LAND PLANNING - CONSTRUCTION MANAGEMENT  
2555 Fairview Place Suite A - Greenwood, Indiana 46142  
(317)-882-5003





NOTE :

1. THE USE OF FLEXIBLE CONNECTIONS IS RECOMMENDED AT THE INLET AND OUTLET WHERE APPLICABLE.
2. THE COVER SHOULD BE POSITIONED OVER THE 24" OUTLET RISER PIPE AND THE 6" OIL PORT.
3. THE STORMCEPTOR SYSTEM IS PROTECTED BY ONE OR MORE OF THE FOLLOWING U.S. PATENTS: #4985148, #5498331, #5725760, #5753115, #5849181, #6068765, #6371690.



ENLARGED INLET  
TEE DROP PIPE

## STC 900 PRECAST CONCRETE STORMCEPTOR (900 US GALLON CAPACITY)

# PROJECTS PLUS

2555 FAIRVIEW PLACE, SUITE A  
GREENWOOD, IN 46142  
(317) 882-5003 Fax (317) 882-1082

## LETTER OF TRANSMITTAL

DATE: May 11, 2015

JOB NO: 15001

ATTN: Bill Peebles  
City of Greenwood – Planning Dept.  
300 S. Madison Ave.  
Greenwood, IN 46142

RE: Circle K Gas Mart at Sheek Rd. and Worthsville Rd.

COMMENTS: Submittal for Construction Plans review.

WE ARE SENDING YOU ☐ ATTACHED ☐ UNDER SEPARATE COVER VIA:

COPIES	SHEET	DESCRIPTION
3	Sets	Commercial Site Plans
2	Copy	Drainage Calculations
1	Original	Application Packet for Commercial Site Plans

THESE ARE TRANSMITTED AS CHECKED BELOW:

☒ FOR APPROVAL ☐ AS REQUESTED ☐ FOR REVIEW AND COMMENT

☐ FOR YOUR USE ☐

☐ FOR BIDS DUE

☐ PRINTS RETURNED AFTER  
LOAN TO US

COPIES TO: File

SIGNED:

Joseph P. Heck

INITIAL PLANS

MAY 11 2015

PC2015\_030

## Development Plan Review Process Worksheet

### *Review Required:*

- ☐ Sanitary Sewer Main Design
- ☐ Storm Water Management Design
- ☐ Public Street Construction Design
- ☐ Bond Estimates

Petition: PC2015-030; CIRCLE K			
Action	Goal date	Amended Goal	Actual
Initial plans filed with the City			2015 11 MAY
City forwards initial plans to Consultant	2015 14 MAY		
Consultant reviews initial plans			
Consultant provide comments to Petitioner	2015 1 JUN		
Petitioner files revised plans with consultant	2015 12 JUN		
Revised Plans reviewed by Consultant			
Consultant Determination	2015 19 JUN		
Revised Plans filed with City	2015 22 JUN		
Review by Tech Members			
Technical Review Committee	2015 1 JUL		
Final Plans Filed	2015 10 JUL		
Issuance of LAP	2015 14/21 JUL		

PLAN COMMISSION: 13 JUL 2015  
 BOARD OF WORKS: 20 JUL 2015